Town of Nolensville

DATE: January 11, 2022
TO: Board Commissioners
FROM: Brent Schultz, Planning Director

SUBJECT: 2183 Kidd Road Development Plan, Located on Approximately 296.44 Acres, Tax Map 032 Parcel 00600 in the MGA-1 ((Municipal Growth Area) County Zoning District and Tax Map 057 Parcel 00105 in the Estate Residential Zoning District.

PURPOSE: The purpose of the development plan is to establish how the property will be developed and uses allowed. The rezoning of the property will be through an ordinance passed by the Board of Commissioners. The resolution with the development plan as an attachment will be tied to the ordinance establishing the entitlements for the property and the lay out of the development.



PROJECT INFORMATION:

Request: Annex 116.72 acres within Town Limits, Land Use Plan Amendment from Low Density Residential to Low-Medium Density Residential, and rezone from Estate Residential to Planned Development

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Jim McFarlin

Location: Tax Map 032 Parcel 00600 and Tax Map 057 Parcel 00105

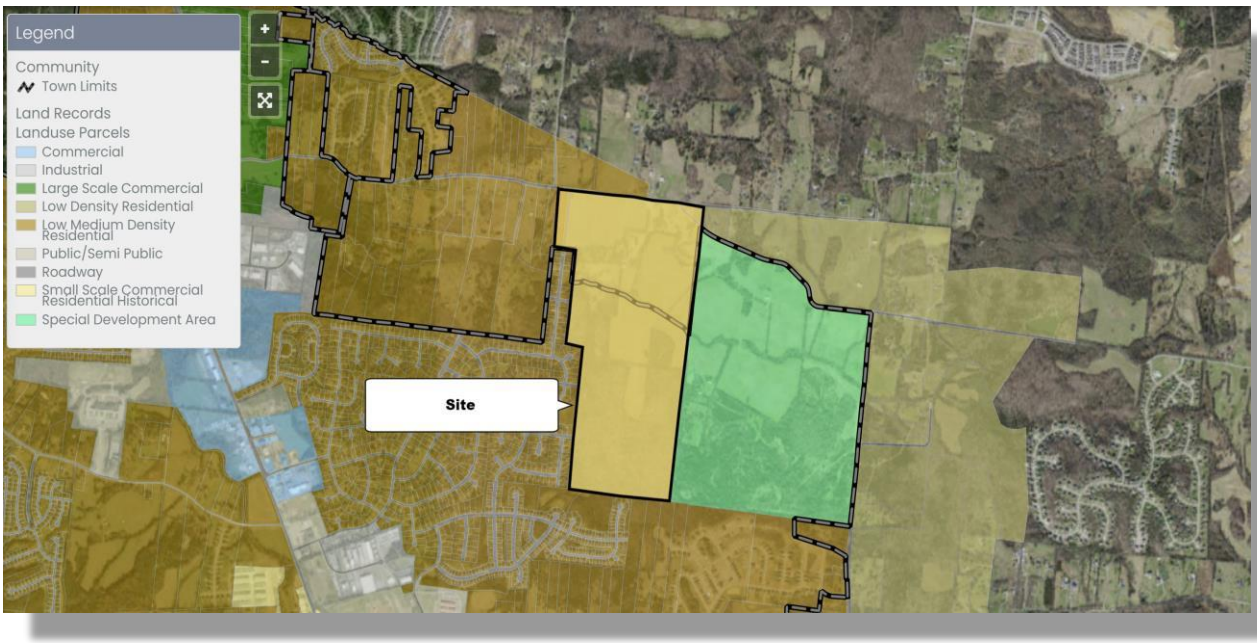
BACKGROUND: The subject parcels are largely undeveloped with approximately 0.5 linear miles of frontage along Kidd Road. Adjacent property to the south is zoned Suburban Residential (SR) with Planned Development Overlay (PUD). Adjacent property to the west is zoned MGA-1 (Suburban Infill and Conservation) in unincorporated Williamson County and Suburban Residential (SR). Property to the north is MGA-1 (Municipal Growth Area) (Suburban Infill and Conservation) County Zoning District in unincorporated Williamson County and Agricultural (AR2a) in Davidson County. Property to the east is zoned Estate Residential (ER).

The property was annexed into the Town in September of 2016 and zoned ER.

The current site plan includes 533 residential units. Community facilities and pedestrian amenities are also provided, as well as space for an elementary school.

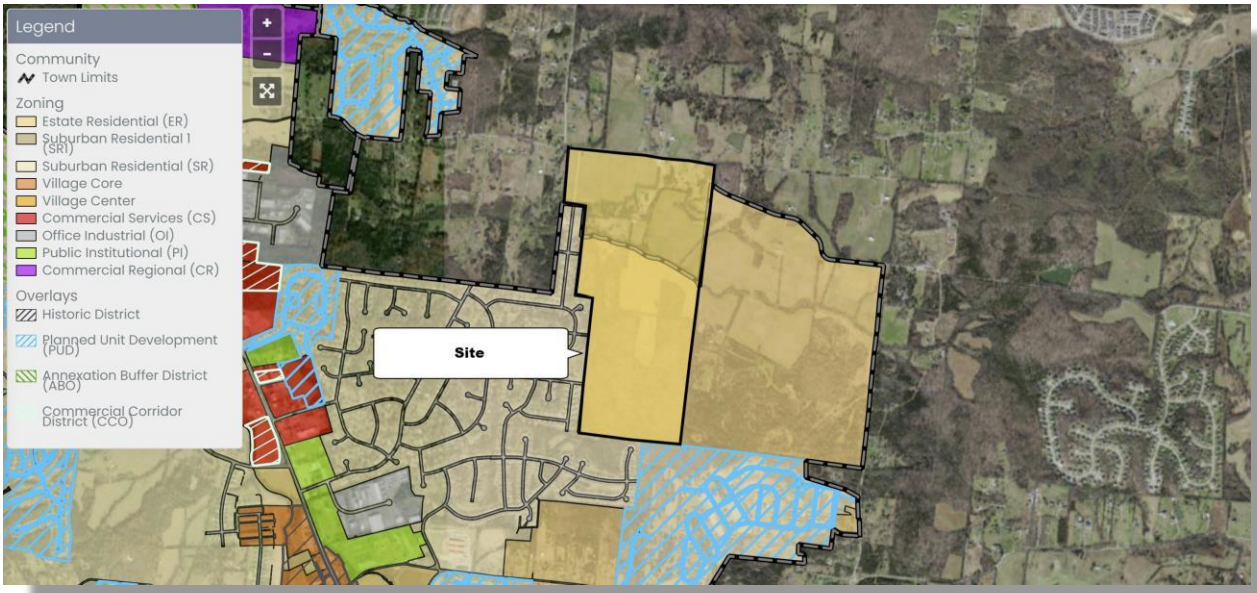
Comprehensive Plan Future Land Use

The Future Land Use Policy Plan designates this property as Low Density Residential. The applicant is requesting a change to Low-Medium Density Residential.



Zoning

As discussed above, the property is zoned Estate Residential.



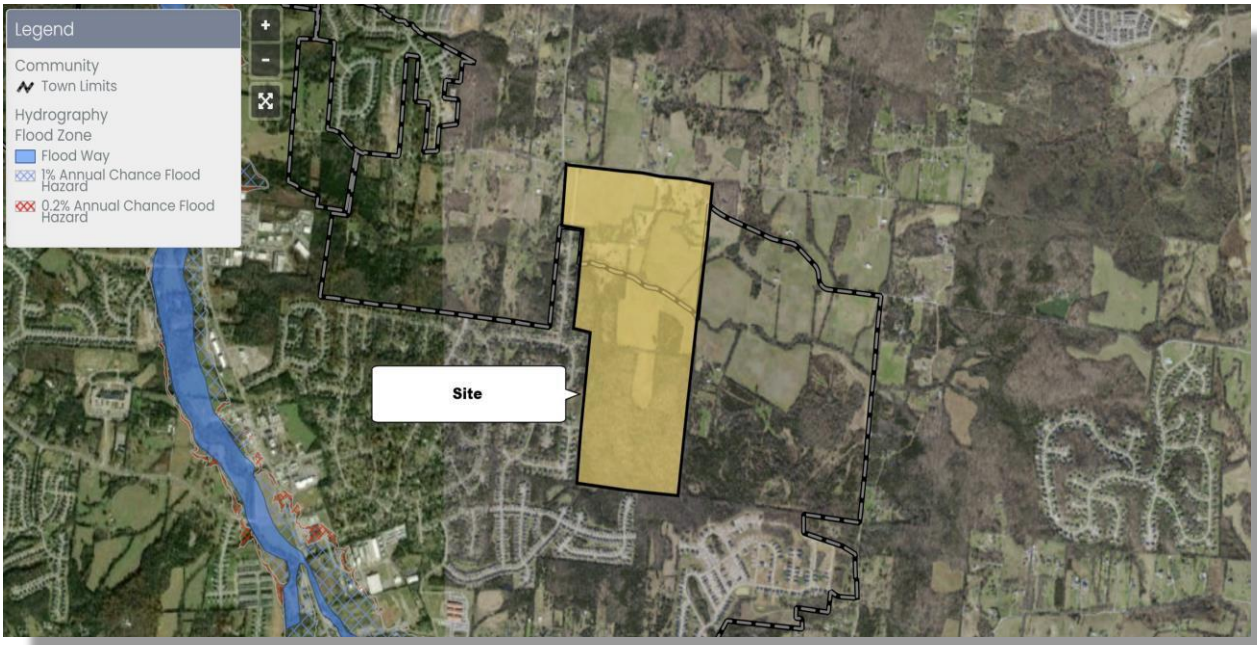
SURROUNDING ZONING

North	**MGA-1 ((Municipal Growth Area) County Zoning District)/ Agricultural ((AR2a) Davidson County)**
South	**Suburban Residential (SR) with PUD overlay**
East	**MGA-1 ((Municipal Growth Area) County Zoning District) and Estate Residential (ER)**
West	**MGA-1 ((Municipal Growth Area) County Zoning District) and Suburban Residential (SR)**

**The Williamson County Zoning Ordinance states, "The purpose of the Municipal Growth Area District 1 is for this area to remain largely undeveloped until such time as the land may be annexed into a municipality."*

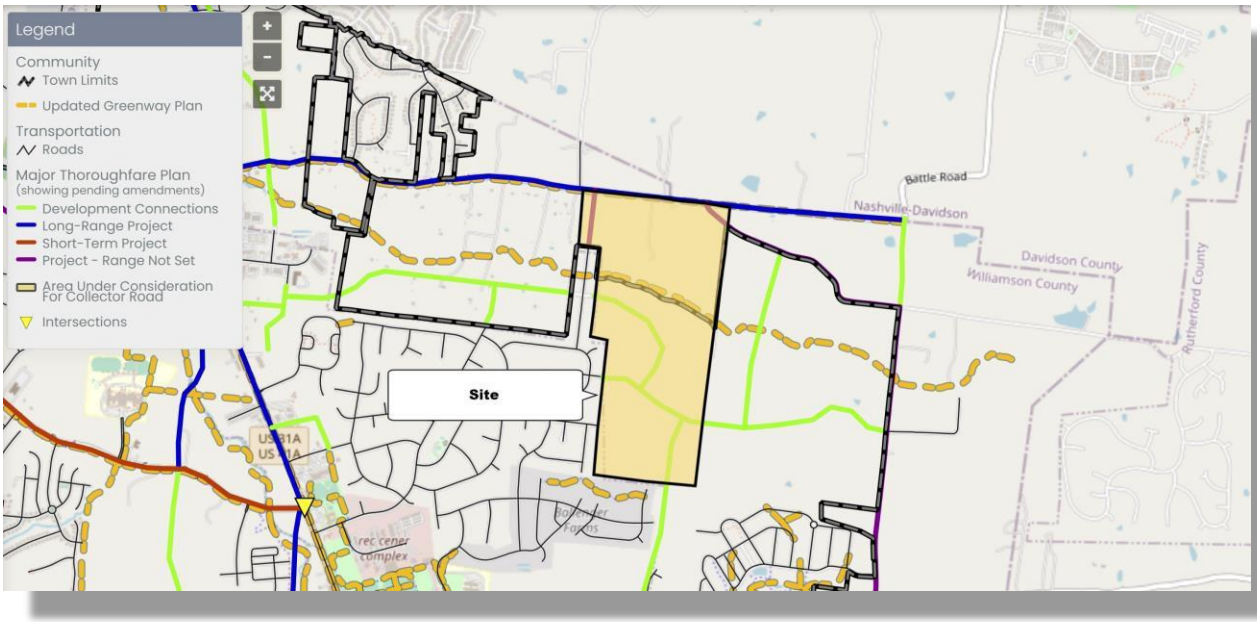
*******The Davidson County Zoning Ordinance states, "Agricultural, requiring a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes."*

FLOOD ZONE: The property is not within the 100-year flood plain. Snake Creek runs through the middle of the property. As part of the resubmittal, Waterway Natural Areas have been shown where applicable across the site.



MAJOR THOROUGHFARE PLAN, TRAFFIC IMPACT, GREENWAYS, STREETS AND SIDEWALKS

The Green line is an indication that developments should be interconnected but it is not necessary to create the exact line as shown on the plan. The blue indicates long range plans for improvement and expansion. The Major Thoroughfare Plan indicates the property should contain two development connector roads.



The applicant had a traffic impact study prepared for the development of 572 single-family residential units in August of 2021. The traffic impact study was updated in November of 2021. There are currently 39 less single-family residential units being proposed. The current traffic impact study includes the 2183 Kidd Road Planned Development and factors in traffic growth caused by the development to the east, by increasing traffic volumes by three (3) percent annually for the period from 2021 to 2030. A number of recommendations were made to improve circulation on Kidd, Battle, McFarlin, and Nolensville Roads, as well as right of way dedications along the property frontage for future roadway improvements and improved site driveways. The developer is working with the development to the east, as well as the Town regarding offsite infrastructure improvements. The details of these improvements will be determined by preliminary plat review.

Per the Town's Comprehensive Plan, a Proposed Greenway transverses the property. The current proposed site plan is consistent with this proposed greenway along Snake Creek and would allow for future connections.

TREE CANOPY AND BUFFER

The site plans must provide the species, size at diameter breast height (DBH) and location of all individual trees, with a DBH of eight inches or greater, proposed to be removed. All trees 24 inches or greater shall be preserved, if possible.

Existing tree canopy appears to be around 60 percent. Under Suburban Residential (SR) zoning the area is required to retain 36 percent of the canopy. The project is most similar to Suburban Residential (SR) zoning. The current plan provides 39 percent tree canopy. Exactness would be determined at initial submittal. Development does not occur on steep slopes or ridgetops.

Parking, Buffers, and Landscape

A minimum of 2 off street parking spaces are required per single-family residential and townhouses. Elementary schools are required to provide 1 stall per teacher and staff member plus 1 stall per 2 classrooms. Compliance with the parking requirements shall be adhered to during site plan development.

Street trees are required and shown along all public street frontages.

Pattern Book, Sign Plan, and Elevations

The Planning Department and Design Review Committee will review all site plans, pattern book, sign plan, and elevations for compliance with development and Design Guidelines.

Modification of Standards

The Modification of Standards are generally used to ask for specific modification that are not addressed in the Planned District ordinance or other areas of the Zoning Ordinance.

The applicant is requesting the following Modification Of Standards to the zoning are being sought:

- Minimum Lot Width - 90’ Required; 45’ Proposed.
- Minimum Front Setback – 40’ Required; 20’ & 25’ Proposed.
- Minimum Side Setback Interior – 15’ Required; 5’,7.5’ & 10’ Proposed.
- Minimum Side Setback Exterior – 20’ Required; 5’,7.5’ & 10’ Proposed
- Minimum Road Frontage – 50’ Required; 40’ Proposed.
- Front Entry Garage Setback (Villa Homes Only) – 3’ Required; 0’ Proposed. The 0’ setback is only proposed on 50% of the Villas.
- MOS 1: Allow a maximum of 50% of the townhomes be permitted to have front facing garages that are even with the front façade.

A letter has been submitted from Gamble Design Collaborative that summarizes and justifies the Modification Of Standards for this project that is dated January 5, 2022.

Suburban Residential (SR) zoning allows for a maximum gross density of 1.8 units per acre and has a minimum lot area of 20,000 square feet. Minimum interior side yard in Suburban Residential (SR) zoning is 15 feet and minimum Green Space requirement is 10 percent. The proposed development’s maximum gross density is 1.79, below the maximum gross density of the SR zoning district. The proposed development’s side setbacks vary which should require a modification of standard.

Suburban Residential (SR) zoning requires a front yard setback along local roads to be a minimum of 40 feet and have a minimum rear yard setback of 20 feet. The Suburban Residential (SR) zoning also only requires a maximum ISR is 0.50 for non-residential uses in these residential zones. However, the Town may approve modifications from zoning requirements to allow development that adheres to the goals of the Nolensville Comprehensive Plan.

Fiscal impact

Adding the PD alone does not change the assessed value of the property for property taxes. Until a development is built the property would be assessed as residential. The overall project would consist of single-family residential units. The proposed project is anticipated to generate approximately, annually, $8,213 in property taxes, $219,610 in sales tax, and $483,502 in additional annual revenues for a total of $711,325 in total additional annual revenue generated. The anticipated annual cost of development is $871,690.

The project is anticipated to result in a total of $6,266,561 in projected development fees.

STAFF COMMENTS:

The applicant will be required to incorporate Low Impact Development.

STAFF RECOMMENDATION:

Staff recommends approving Planning Commission Resolution 22-10